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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/I/25 5785



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



POPULAR LOCATION
CORNER PLOT GARDENS
THREE BEDROOMS
TWO RECEPTIONS
DOWNSTAIRS WC
DRIVEWAY & GARAGE
NO ONWARD CHAIN

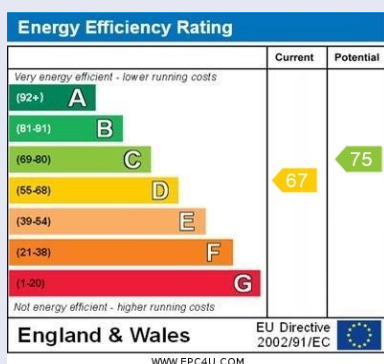
**47 Tor Road, Hartley,
Plymouth, PL3 5TG**

We feel you may buy this property because...
'Of the lovely residential position of this perfect family home.'

**Offers In Excess Of
£390,000**

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Front and Rear Gardens

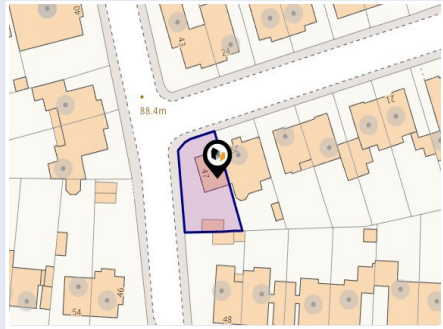
Council Tax Band
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Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £4,500
Main Residence: £9,500
Home or Investment
Property: £29,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Located within the ever-popular residential location of Hartley, this semi-detached home sits on a corner plot and is offered for sale with no onward chain. Internally the accommodation offers: entrance hall, bay fronted lounge, separate dining room, kitchen, downstairs wc, three good sized bedrooms and a modern, four-piece bathroom. Further benefits include double glazing, central heating and externally there is an enclosed rear garden and private driveway to garage. Plymouth Homes advise an early viewing to fully appreciate this lovely family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door to the side of the house opens into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the side, radiator, stairs rising to the first-floor landing with two understairs storage cupboards.

LOUNGE

4.30m (14'1") x 3.97m (13')

With double glazed bay window to the front, coal effect living flame gas fire set within a feature marble and wooden surround, radiator, parquet flooring, picture rail, wall lights, sliding door into the dining room.

DINING ROOM

3.91m (12'10") x 3.59m (11'9")

Feature wood burner into chimney breast with wooden mantle above, radiator, parquet flooring, picture rail, double glazed patio door opening to the garden, door to the entrance hall.

KITCHEN

2.90m (9'6") x 2.58m (8'5")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, spaces for fridge, freezer, washing machine and cooker, double glazed windows to the side and rear, tiled flooring, serving hatch to the dining room, uPVC glazed door opening to the rear garden.



DOWNSTAIRS WC

With obscure double glazed window to the front and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, parquet flooring, also housing the wall mounted boiler serving the heating system and domestic hot water.

FIRST FLOOR

LANDING

With obscure double-glazed window to the side, access to the loft space.

BEDROOM 1

4.39m (14'5") x 3.97m (13')

A good-sized double bedroom with double glazed bay window to the front, radiator, picture rail.

BEDROOM 2

3.91m (12'10") x 3.59m (11'9")

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator, picture rail.

BEDROOM 3

2.79m (9'2") x 2.19m (7'2")

With double glazed window to the front, obscure double-glazed window to the side, radiator, picture rail.

BATHROOM

2.90m (9'6") x 2.58m (8'5") max

Fitted with a four-piece modern suite comprising panelled bath, vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted electric shower above, low-level WC, tiled surround,

extractor fan, obscure double-glazed windows to the side and rear, radiator, built in airing cupboard with radiator.

OUTSIDE:

FRONT

The property sits on a corner plot with gardens to the front, side and rear. The front and side have lawned garden areas with established flower borders, a selection of trees and shrubs, gate and gravelled pathway to the main entrance and a secure door to the rear garden.

REAR

The rear opens to an enclosed garden measuring **8.69m (28'6") at widest x 11.43m (37'6") at longest**. The majority of garden is laid to lawn with a paved seating area and wood store.

PARKING

To the rear of the house is a private driveway with parking for one vehicle and accessing the **single garage**.

